



PROCTORS

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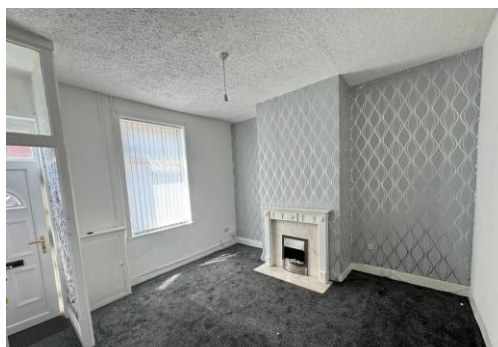
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14 Queen Victoria Street, Blackburn

£650 pcm

A mid terrace house convenient for all local amenities close to the centre of Mill Hill. The accommodation has a lounge, fitted dining kitchen, two bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double glazing.



14 Queen Victoria Street, Blackburn

ACCOMMODATION

ENTRANCE VESTIBULE

PVC front door

LOUNGE

13' 0" x 13' 4" (3.96m x 4.06m) PVC double glazed window, radiator, electric fire in fire surround

FULLY FITTED KITCHEN

12' 5" x 10' 7" (3.78m x 3.23m) Wall and floor units, stainless steel sink unit, gas central heating boiler unit, radiator, cupboard under stairs, PVC window and door

FIRST FLOOR

BEDROOM ONE

13' 3" x 11' 4" (4.04m x 3.45m) Fitted wardrobes, PVC double glazed window, radiator

BEDROOM TWO

12' 6" x 5' 2" (3.81m x 1.57m) PVC double glazed window, radiator, built in wardrobes

THREE-PIECE BATHROOM

Bath with shower over, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Yard to the rear

PLEASE NOTE

All properties are offered on a monthly rolling tenancy. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Proctors Darwen

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		